

## Auction Terms And Conditions

**REGISTRATION:** This is an online only auction. You will need to register online to bid and agree to all terms. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

**DOWN PAYMENT:** The successful bidder(s) shall be required to make a \$10,000.00 (non-refundable earnest money deposit) down day of auction per tract. If you purchase the entire 40 +/- acres, then you will be required to put down \$15,000.00 (non-refundable earnest money deposit) day of auction and remaining balance due within 45 days, subject to survey being complete.

**FINANCING:** Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. This is considered a cash transaction.

**CONTRACT SIGNING:** The successful bidder shall execute a purchase agreement at Atterberry Auction & Realty Company's office at 7912 I-70 Drive S.E., Columbia, Missouri, immediately following the close of bidding.

**CLOSING:** Buyer shall close within 45 days of the auction date, subject to survey being complete. Should survey take longer than 45 days, buyer(s) and sellers agree to extend the closing until survey is complete.

**BUYER'S FEE:** A buyer's fee of four percent (4%) shall be added to the high bid and included in the total purchase price to be paid by successful bidder(s). Example: if you give \$100,000.00, the contract will be written for \$104,000.00.

**EVIDENCE OF TITLE:** Seller shall furnish at seller's expense an Owner's Policy Of Title Insurance in the amount of the total purchase price and shall execute a trustees deed conveying the real estate to the buyer.

**REAL ESTATE TAXES & ASSESSMENTS:** 2017 real estate taxes will be prorated to closing.

**SURVEY:** Buyer(s) and Seller agree to share equally in the total survey expense of \$1,500.00 if tracts 1 & 2, sell separately. If the property sells as 40 +/- acres, then there will not be a survey & you will be buying 40 acres more or less.

**AGENCY:** Atterberry Auction & Realty Co., LLC and its representatives are Exclusive Agents of the Seller.

**BROKER PARTICIPATION:** A commission will be paid to any properly licensed Broker who registers a successful buyer according to the Broker Participation Agreement. This form is available from the Auction Company and must be completed and returned no later than May 21st @ 12:30 p.m. prior to the auction. We do not offer a fee, if you are a licensed real estate agent and buying for yourself.

**NOTE:** Land measurements for each tract are approximate. This is not a survey, but is an approximate calculation. **An actual survey will determine the acreage amounts and boundaries, if property sells individually.** The approximate boundary is marked by flagging on existing fence posts on the West side. They may vary in order to get the acreage for each parcel as close as shown on the map.

**PROPANE TANK:** 1,000 Gallon Propane Tank is owned by the Seller and will convey with the home.

**WATER SERVICE:** Tract 1 is currently served by PWSD #9. Fees for installing a new water meter as per PWSD #9 upon Tract 2 will be \$2,300.00 to set the meter (includes road bore), plus \$100.00 deposit. The current 4" water mains are along the west side of the County Road 269 & south side of County Road 274. **It will be the buyer(s) expense of each tract to install a water meter and waterline to their tract**

**DISCLAIMER:** Purchaser And / Or Purchaser's Agent / Broker Shall Bear The Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS-IS" With No Warranties Made By Seller Or Auction Company. Announcements Day Of Auction Take Priority Over All Advertising.